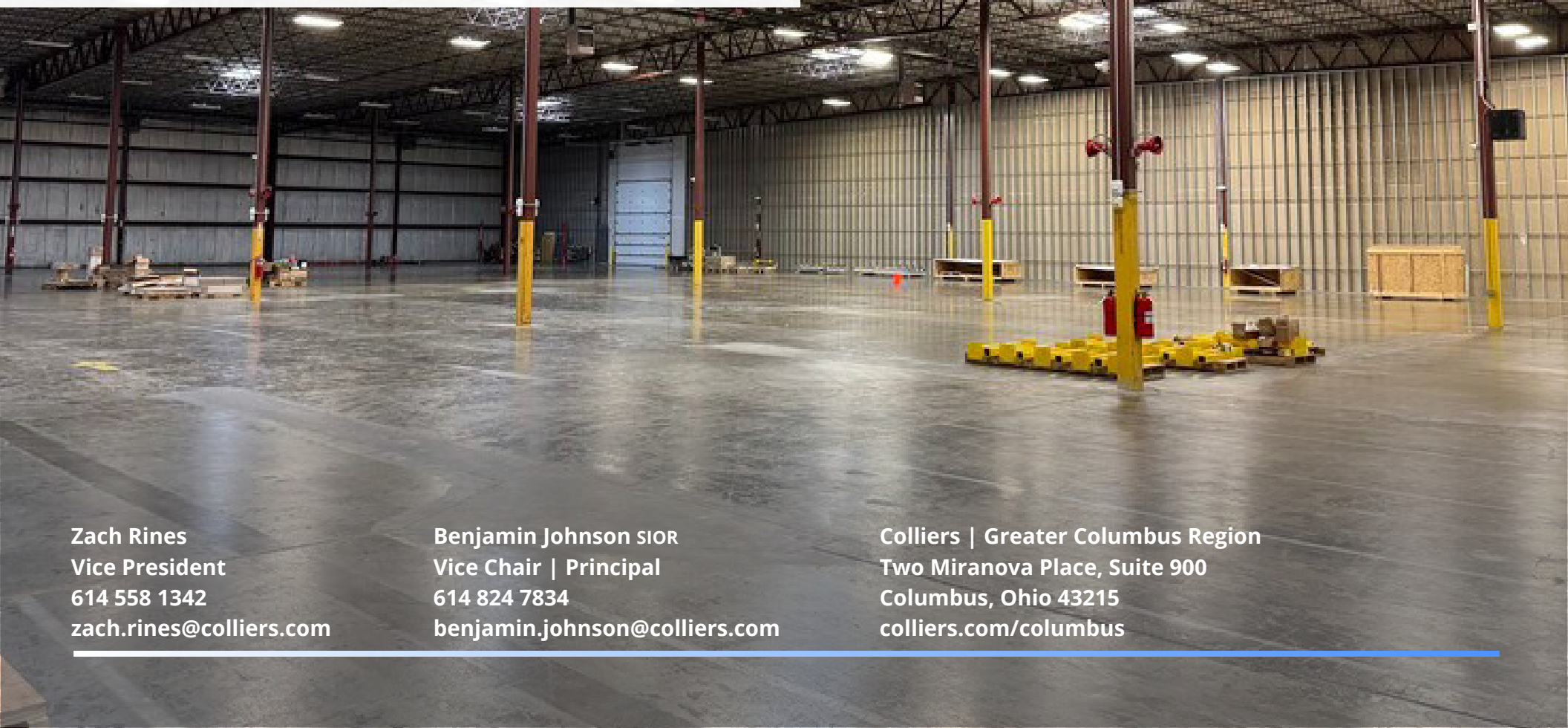


4555 Lyman Dr.
Dublin, OH 43026

Colliers

Industrial Space for Sublease



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Property Highlights

Located three minutes off I-270 and close to Old Hilliard amenities, 4555 Lyman Dr. offers 42,000 SF of warehousing/light manufacturing space available for sublease for immediate occupancy. Willingness to consider term lengths of 1-3 years.

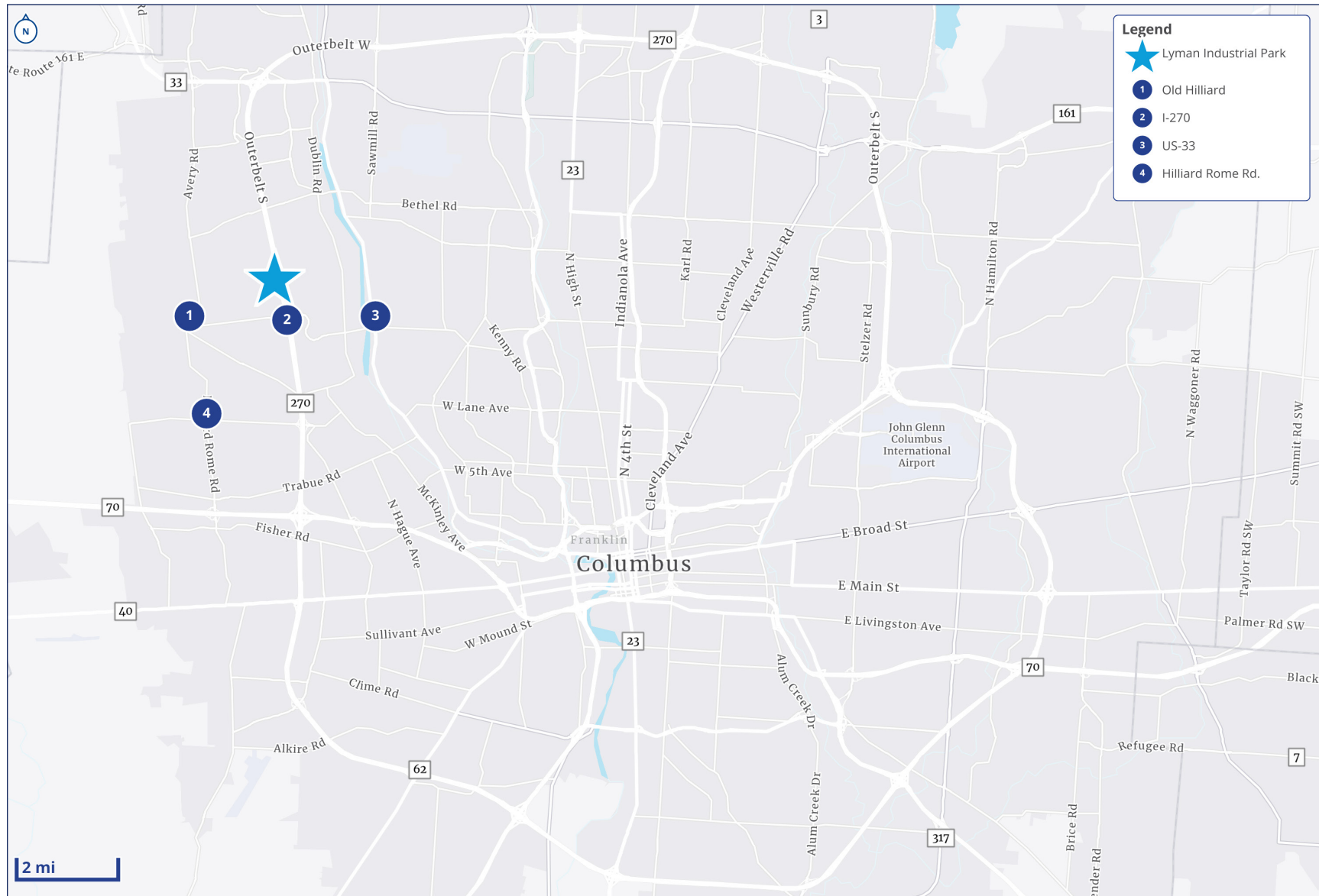
- \$4.95/SF NNN
- Additional square footage potentially available depending on the subtenant's use
- 12 dock doors with edge-of-dock plates
- 24' clear height
- LED lighting
- Wet sprinkler system (k11.2 heads at 0.39 pgm/2,500sqft)
- Building is protected by security cameras and access controlled via RFID badges
- Can be access to shared restrooms and locker rooms as well as shared office space, all renovated in 2024



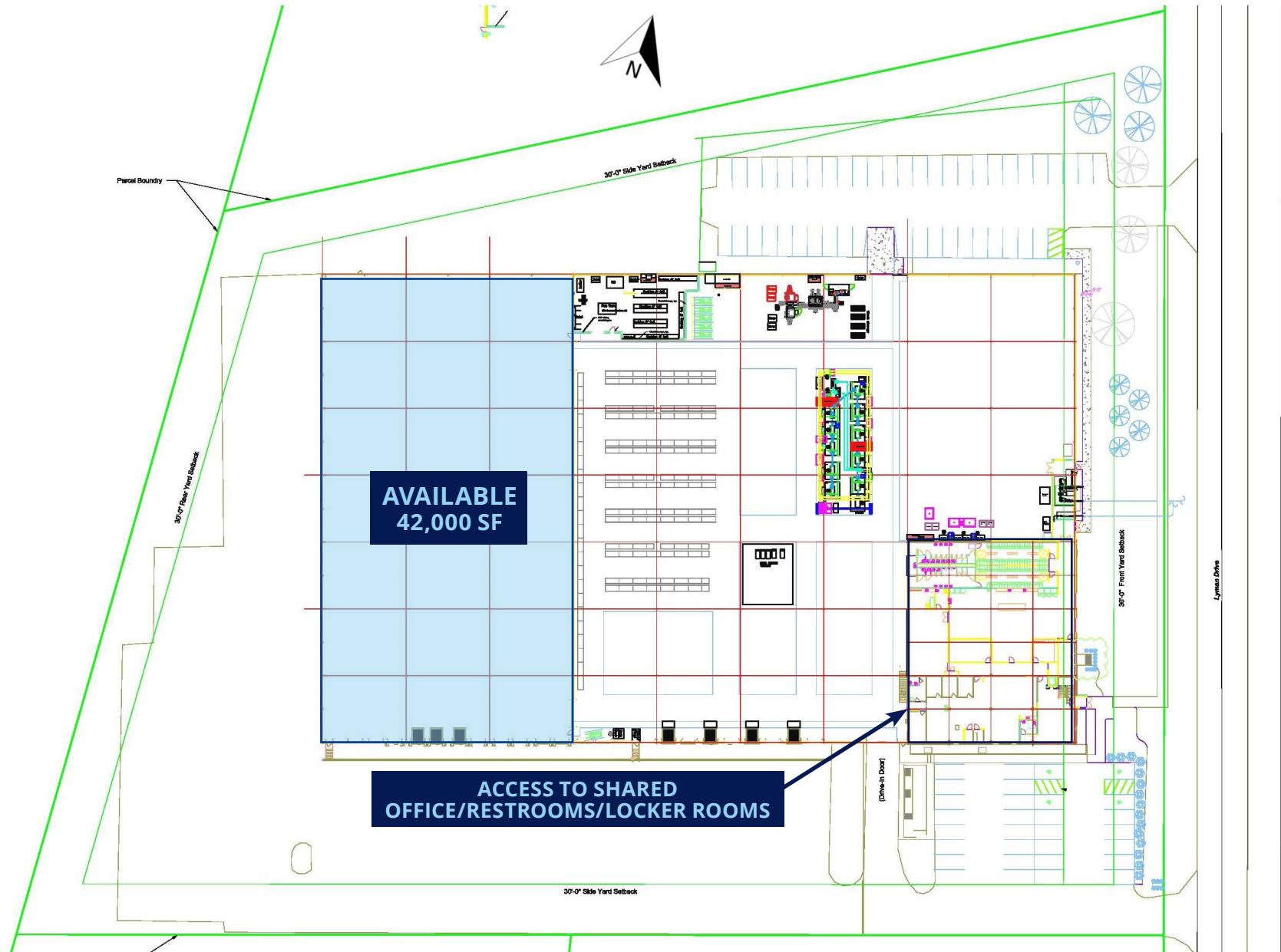
Location & Drive Times

6 minutes to Old Hilliard 4 minutes to I-270

9 minutes to US-33 10 minutes to Hilliard-Rome Rd.



Floor Plan





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